



County of Los Angeles
CHIEF ADMINISTRATIVE OFFICE

713 KENNETH HAHN HALL OF ADMINISTRATION • LOS ANGELES, CALIFORNIA 90012
(213) 974-1101
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DAVID E. JANSSEN
Chief Administrative Officer

June 12, 2007

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES REQUEST
FOR SUBORDINATION OF PASS-THROUGH PAYMENTS TO COUNTY TAXING ENTITIES
ON ADELANTE EASTSIDE REDEVELOPMENT PROJECT
(SUPERVISORIAL DISTRICT 1) (3 VOTES)**

**JOINT RECOMMENDATION OF THE CHIEF ADMINISTRATIVE OFFICER, THE FIRE CHIEF,
AND THE DIRECTOR OF PUBLIC WORKS THAT YOUR BOARD:**

Approve a Resolution subordinating the County of Los Angeles', the Fire District's, and the Flood Control District's right to receive pass-through payments from the Community Redevelopment Agency of the City of Los Angeles (Agency) Adelante Eastside Redevelopment Project to the Agency's 2007 Series C tax allocation bonds.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The Adelante Eastside Redevelopment Project was adopted on March 30, 1999, as Ordinance No. 172,514. The Agency is preparing to issue the 2007 Series C tax allocation bonds for the purpose of financing a portion of redevelopment activities. The subordination is required by law based on a timely Agency request and showing that sufficient funds to pay both debt service and pass-through payments to affected taxing agencies will be available when payments are due. The Agency submitted its subordination request to the County on May 3, 2007.

Implementation of Strategic Plan Goals

This action supports Goal 4, Fiscal Responsibility, of the County Strategic Plan to strengthen the County's fiscal capacity.

FISCAL IMPACT/FINANCING

Health and Safety Code Section 33607.5(e) provides that pass-through payments to taxing entities may be subordinated to a redevelopment Agency's payments for debt service. The County may disapprove a request for subordination only if it finds, based on substantial

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Fifth District

evidence, that the Agency will not be able to pay both the debt service payments and the pass-through payments to the affected taxing entities. The Agency's tax increment projections, reviewed by this Office, indicate that there will be sufficient coverage to satisfy the debt service on the 2007 Series C tax allocation bonds, and the required pass-through payments to the taxing entities.

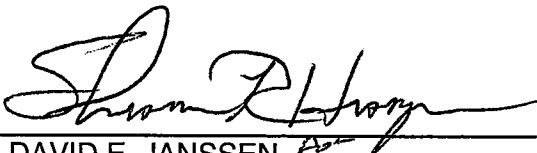
FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Section 33607.5(e)(3) provides: "If the affected taxing entity does not act within 45 days after receipt of the agency's request, the request to subordinate shall be deemed approved and shall be final and conclusive." Failure to act within 45 days after receipt of the Agency's request (in this case, June 22, 2007) constitutes County approval of the Agency's request to subordinate to the bonds. County Counsel indicates that approving subordination to the bonds by express resolution is preferable to failing to take action within 45 days.

CONCLUSION

At such time as the recommendation is approved by your Board, please return one copy of this letter and Resolution to the Chief Administrative Office, Office of Unincorporated Area Services and Special Projects, and one copy of the letter and Resolution to the Auditor-Controller, Tax Division.

Respectfully submitted,



DAVID E. JANSSEN
Chief Administrative Officer

Respectfully submitted,



P. MICHAEL FREEMAN
Fire Chief

Respectfully submitted,



DONALD L. WOLFE
Director of Public Works

DEJ:MKZ
MLM:RTM:KH:dc

Attachment

c: Auditor-Controller
County Counsel
Finance Director, CRA/LA

**RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF
LOS ANGELES TO SUBORDINATE THE COUNTY TAXING ENTITIES' RIGHT TO
RECEIVE PASS-THROUGH PAYMENTS TO THE COMMUNITY REDEVELOPMENT
AGENCY OF THE CITY OF LOS ANGELES ADELANTE EASTSIDE
REDEVELOPMENT PROJECT**

WHEREAS, the City Council of the City of Los Angeles on March 30, 1999 adopted Ordinance No. 172,514, a Redevelopment Plan for the Adelante Eastside Redevelopment Project (the "Adelante Eastside Project"); and

WHEREAS, the Community Redevelopment Agency of the City of Los Angeles (the "Agency") on May 3, 2007 by letter advised its intention to issue tax allocation bonds (the "Series C Bonds") payable from and secured by a pledge of certain Adelante Eastside Project tax increment revenues, and requested of the County of Los Angeles (the "County"), the Los Angeles County Flood Control District ("Flood"), and the Consolidated Fire Protection District of Los Angeles County ("Fire") that any and all payments which the taxing entities are entitled to receive pursuant to Health & Safety Code Section 33607.5 ("Section 33607.5") from the Adelante Eastside Project be subordinated to the Agency's payments of principal and interest on the Series C Bonds; and

WHEREAS, the requested subordination does not lessen or eliminate the Agency's obligation to make the required payments to the taxing entities under Section 33607.5 and is intended to permit the Agency to obtain a higher credit rating on its bonds and thus lower the Agency's financing costs; and

WHEREAS, Section 33607.5 provides that if the redevelopment agency requests an affected taxing entity to subordinate the amount to be paid to it, and the agency provides substantial evidence that sufficient funds will be available to pay both the debt service and the required payments to the taxing entity, that the taxing entity must approve or disapprove the request for subordination within 45 days after the receipt of a letter requesting subordination, and that the taxing entity may disapprove the request only if it finds, based upon substantial evidence, that the agency will not be able to pay the debt payments and the amount required to be paid to the taxing entity under Section 33607.5; and

WHEREAS, the Agency has presented evidence demonstrating its ability to make the required payments to the taxing entities after payment of debt service on the Series C Bonds.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Supervisors of the County of Los Angeles that:

The County hereby agrees that so long as the Series C Bonds remain outstanding, any and all payments which the taxing entities are entitled to receive from

Subordinate the County's Right to Receive
Pass-Through Payments to the Community
Redevelopment Agency of the City of Los
Angeles Adelante Eastside Redevelopment Project
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the Adelante Eastside Project pursuant to Section 33607.5 shall be and shall remain subordinate to the payments pledged from the Adelante Eastside Project to pay the principal of and interest on the Series C Bonds.

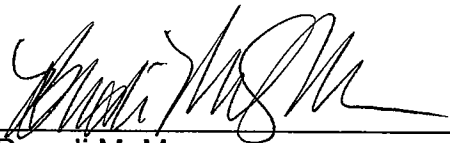
The foregoing resolution was on the ____ day of June 2007, adopted by the Board of Supervisors of the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which the Board so acts.

SACHI A. HAMAI, Executive Officer-Clerk of
the Board of Supervisors of the County of Los
Angeles

By _____
Deputy

APPROVED AS TO FORM

RAYMOND G. FORTNER, JR.
County Counsel

By 
Brandi M. Moore
Deputy County Counsel